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Bolton On Swale, Richmond, DL10 6AQ

**Price £550,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

The Cloister House is a unique period family home with space in abundance and history dating back to the 1880s. Located in the village of Bolton on Swale, not far from the market town of Richmond, North Yorkshire, and close to larger road networks the property is ideally situated for village living with access to larger towns and cities, also nearby Scotch Corner offers a designer outlet shopping centre coming soon.. The property itself sits within 0.5 miles of the local primary school and is adjacent to Bolton on Swale nature reserve and Scorton lake, making this an ideal spot to enjoy the wonderful surroundings. Sitting on a generous plot the detached property offers a welcoming hallway, separate living room with airy dual aspect windows and log burning fire, spacious kitchen dining room, handy utility room and ground floor WC. The first floor holds a main bedroom with en-suite shower room and ample fitted wardrobes, three further bedrooms and a house bathroom. Externally the property holds a pretty lawned frontage leading to the Cloister, a fascinating covered walkway which formed part of the property's previous incarnation as the village school. The rear of the property offers a lawned garden with access to "The Gallery", a self contained two storey outbuilding with a wealth of possible uses. A gated driveway leads from the front of the plot to a rear gravelled parking area and the property's impressive detached double garage. In need of some modernisation this could be a wonderful period, village family home. EPC rating E. North Yorkshire Council tax band E.





- Period Detached Property
- Wonderful Unique Features
- Four Bedrooms
- Enormous Detached Garage
- Generous Gated Plot
- Spacious Living Area
- Two Bathrooms
- Additional Outbuilding with Huge Potential

#### GENERAL INFORMATION

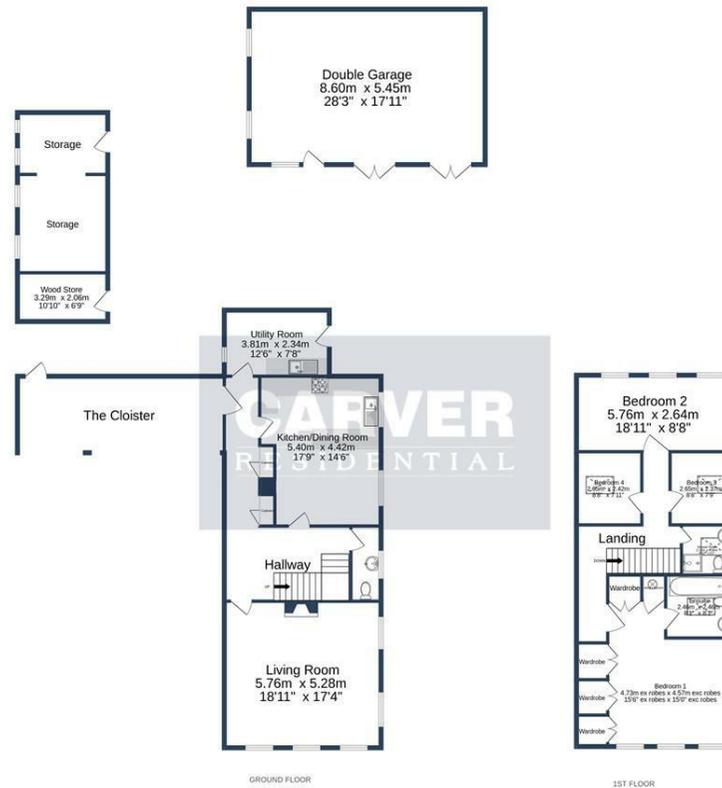
Tenure: Freehold  
 Services: Oil central heating, mains electric, water and drainage.  
 Double glazing  
 Local Authority: North Yorkshire Council (Tax Banding E)

#### Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



GROUND FLOOR  
1ST FLOOR  
THE CLOISTER HOUSE, BOLTON-ON-SWALE, DL10 6AQ.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Size from EPC  
1829.00 sq ft

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MAB 6202



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